

Project History for Pirates' Cove/Cave Landing

Late 1970's - County closed a section of Cave Landing Road between Pirates' Cove parking lot and Pismo Beach because the road was sliding down an active land slide and was too dangerous for vehicle use.

1980's -The property owner applied to the County for a lot line adjustment on the site.

County determined that Cave Landing Road could not be repaired or replaced because of the volatility of the land slide underneath the road.

1990's County approved lot line adjustment and received offers to dedicate: public access via vertical and lateral easements and open space easements as conditions of approval of lot line adjustment.

2002 The Department of Fish and Game awarded the County \$732,745 from the Unocal Avila Beach Oil Spill Settlement Grant Fund for improvements on the site.

2003 County started reviewing the site for recreation use and open space.

County commissioned archeological, biological, design, engineering, and geological services.

2006 Completed an agreement between the County and the land owners to buy parcel 3 to ensure continued open space. An irrevocable offer to dedicate parcel 5, Pirates' Cove was included as a part of this agreement.

2007 GSA-County Parks rejected first site design because of its unsightly design and high cost. The design proposed drilling pilings into the bedrock beneath the land slide rising 200 feet up to support a trail in the land slide area.

County completed a General Plan Conformity Report to accept lots 3 and 5 into the County's land holdings.

2008 Board of Supervisors approved the land purchase of open space lot 3 and the Irrevocable Offer to Dedicate Pirates' Cove lot 5 was recorded.

2010 The Coastal Conservancy committed \$350,000 to fund coastal access on this site.

County rejected second site design because it was too harmful to the site's archeology and was unsightly. It included two large drainage pipes through the site that released water on the beach.

County Commissioned additional archeological, biological, design, engineering, and geological and geotechnical engineering services

2011 San Luis Obispo Council of Governments (SLOGOG) committed \$350,000 State Highway Funds to the coastal access on this site.

Current design approved by GSA-County Parks. This design included a paved parking lot and bio-swales.

2012 GSA-County Parks applied for a Coastal Development Permit. The Planning Department determined that to process this permit the landowner must sign the application. Because the County had not accepted the offer to dedicate parcel 5 (Pirates' Cove lot) the County was not the landowner. The landowner declined to sign the Coastal Permit application.

GSA-County Parks commissioned updated biological and geological services as required by the Planning Department.

Avila Valley Advisory Committee reviewed and supported project.

Park and Recreation Commission reviewed and supported project.

2013 County accepted Parcel 5, Pirates' Cove lot into the County owned land inventory.

Planning Commission approved the Coastal Development Permit for the project.

The project was appealed to the Board of Supervisors.

Upon appeal, the Board of Supervisors approved the Coastal Development Permit for the project.

The project was appealed to the California Coastal Commission.

2014 - California Coastal Commission approved only the Cave's Landing Trail portion of the project on parcel 3 and denied all development and maintenance activities for Parcel 5.

County Counsel, Parks, Planning, Real Property Management, Risk Management and Sheriff staffs met to discuss options for actions in light of the Commission's actions.